

104403

Property No: 194543



123 FLIGG CRESCENT  
Meaford, ON, N4L 1W5

3 Bedrooms  
3 Bathrooms  
1,717 Square Feet

**\$1,000,000**



Royal LePage Locations  
North Brokerage

(800) 886-4713

## Home for Sale

Executive Bungalow on almost 1 acre has a grand view of Georgian Bay. You are welcomed by the huge foyer with plenty of closet space and powder room. Exotic Tigerwood floors, 9 and 10 foot ceilings, large windows allowing natural light in and un-obstructed view to the surrounding country side and beautiful Georgian Bay. Chefs will love the large kitchen workspace, plenty of oak cupboards, counter space and a terrific pantry. Long sit up bar and wrap around covered porch extends the entertaining space and maximizes the view! Main floor living includes large master bedroom and ensuite, garage access via laundry /mud room. The lower walkout level is where you will find up to 4 bedrooms, family room and plenty of storage. The large windows and garden doors make the spaces bright and cheery. Outside you will enjoy the private sunning deck, huge yard and fire pit and a great 18x30 workshop for handy folks. Note the solar panels on the shop reduce costs for the property significantly.

Estimated Mortgage Rate

**\$3,969 / month**

based on 20% down at 3.44

Meaford  
Home for Sale



123 FLIGG CRESCENT, Meaford, Ontario,  
N4L 1W5

Call or visit to schedule your viewing  
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123 FLIGG CRESCENT

Rooms

2pc Bathroom	Ground level	9' 0" x 4' 11"
Laundry room	Ground level	14' 6" x 8' "
Pantry	Ground level	8' 1" x 6' 7"
4pc Ensuite bath	Ground level	14' 3" x 9' 4"
Master bedroom	Ground level	15' 2" x 14' 3"
Living room	Ground level	32' " x 26' 10"
Kitchen/Dining room	Ground level	26' " x 12' "
Foyer	Ground level	16' " x 16' 2"
Wine Cellar	In between	27' " x 5' 6"
Storage	In between	14' " x 6' 8"
Storage	In between	14' " x 8' 11"
Utility room	In between	13' 9" x 10' 10"
3pc Bathroom	In between	11' 3" x 8' 11"
Exercise room	In between	11' 3" x 10' 11"
Bedroom	In between	12' 4" x 9' 7"
Bedroom	In between	14' 1" x 13' 11"
Hobby room	In between	11' 3" x 11' 0"
Family room	In between	29' 9" x 14' 7"

Additional Features

Cooling: Air exchanger, Central air conditioning

Heating: Forced air

Foundation: Poured Concrete

Exterior: Brick

Appliances: Washer, Gas stove(s), Dishwasher, Stove, Dryer, Refrigerator



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